

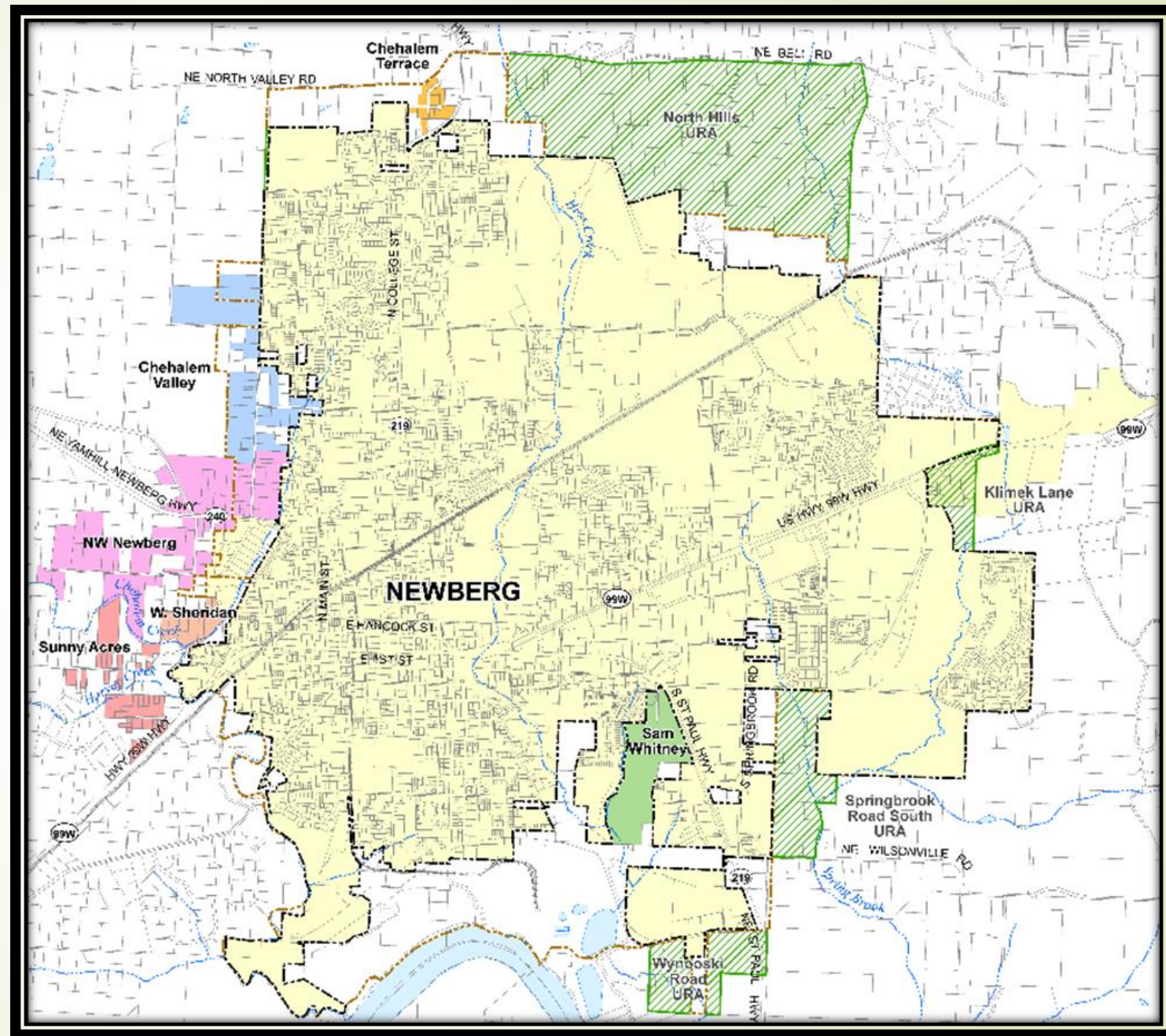


GROUP WATER CONNECTIONS

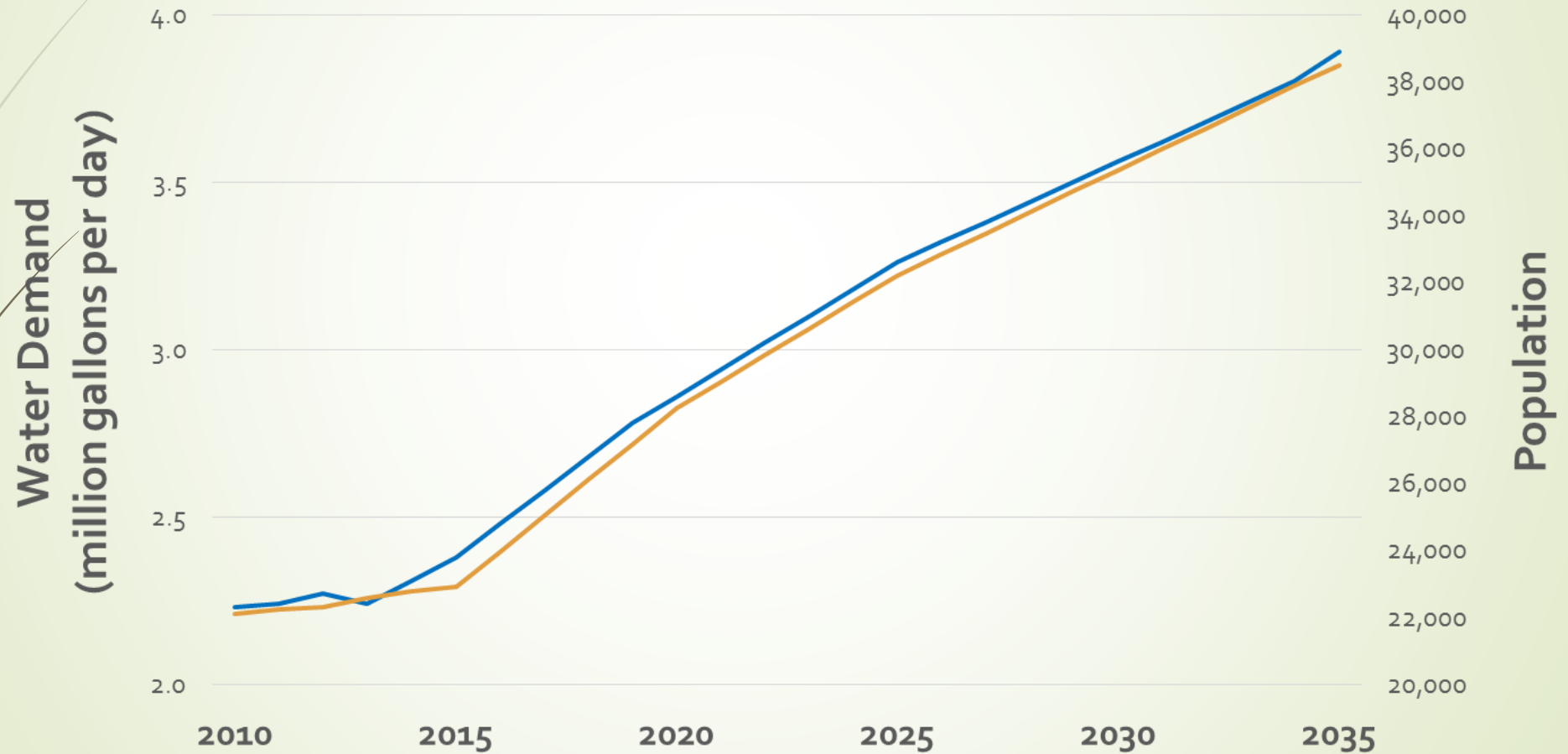
CITY COUNCIL WORK SESSION

MAY 16, 2016

WATER SERVICE AREA



Water Demand





History/Policy

- Ord. 1398 (May, 1965)
- Intention of the City is to not supply water to any additional users outside the City limits
- After December 1, 1965 there will be no new or additional water connections allowed to either individuals or as an additional connection to a group customer line
- Group Customers were to provide a sworn statement of the list of connections to the group system by July 1, 1965
- Property must have been ready for use by that December 1 date



History (cont.)

- Ord. 1912 (July, 1978)
- Maintains City's intent not to service properties outside the City
- Provides an Exception due to Hardships
- Creates criteria to prove a hardship and a process for the City Council to grant a hardship exception
- May connect as an individual or as an additional connection to a private group customer line
- Hardship comes with conditions under which exception was granted to be recorded against the property

History (cont.)

- September 20, 1988
- Presentation at the Council meeting indicates that the City has discovered several illegal connections in the water districts served by the City
- The Council through its goal setting process asked staff to review the existing water policy
- There was some interest in selling excess water to out of City residents
- Staff recommended policy change to the following:
 1. No hardship required for existing residences
 2. Residence must exist as of January 1, 1988
 3. Residence be in UGB or existing water district
 4. Properties agree to annex
 5. Water for domestic purpose only
 6. Water district make joint application with property owner and new agreement between water district and City be established
 7. Water district submit engineering study showing compliance with State Regulations



History (cont.)

- September 20, 1988 (cont.)
- A Councilor asked that the policy include not only existing residences, but any property that is abutting and can be subdivided and that there be a six month window to decide whether to hook up to system
- The remaining Council expressed concern that this would encourage development outside the City
- The City Attorney was directed to prepare an ordinance regarding water policy for Council consideration



History (cont.)

- October 3, 1988
- Council adopts an Interim Policy until an Ordinance can be fully vetted and revised
- Ord. 88-2247
- Applies to water districts/group customers only
- Requires residence to be in existence January 1, 1988
- District makes joint application and enter into agreement with City
- Expressly preempts Hardship provisions for those connecting to group customer lines
- Requires a 6 month Council review on policy



History (cont.)

- June 20, 1989
- Back before Council
- City Manager states that one request to connect during the grace period provided by Ord. 88-2247
- City Attorney reports that the City has not entered into any agreements with water districts and the City has not gone out and solicited agreements with the water districts due to personnel changes and other priorities
- Ord. 89-2264, slightly modifies 2247 to accommodate the single request by allowing request for service by January 1, 1988 or residence in existence by that date
- Maintains language that expressly preempts Hardship process for those connecting to group customer lines



Land Use

- Newberg Comprehensive Plan
 - Public Facilities and Services, Goal: To Plan and develop a timely, orderly and efficient arrangement of public facilities and service to serve as a framework for urban development
 - Policies: 2.d. – Sewer and water service shall not be provided outside the city limits except for cases of health hazards, where no other alternative exists, and where property owners agree to annex upon request of the City
 - Urbanization, Goals: 1. To provide for the orderly and efficient transition from rural to urban land uses
 - Policies: 1.a. The conversion of lands from rural to urban uses within the Urban Growth Boundary will be based on a specific plan for the extension of urban services



Land Use (cont.)

- Newberg Comprehensive Plan
 - Policies: 1.e. The City will support development within areas outside of the City limits but within the Newberg Urban Growth Boundary or Urban Reserve Area based on the following standards or restrictions:
 - Residential development will be allowed on the basis of one house per 10 acres, or any lot of record created prior to January 1, 1989
 - ... The following strategies will be used to ensure that interim rural development does not inhibit long-term urbanization of lands within the Newberg UGB and Urban Reserve area (these include but are not limited to): 1) shadow plats, 2) cluster development, 3) redevelopment plans, 4) non-remonstrance agreements for annexation and provision of urban facilities



Land Use (cont.)

- Comprehensive Plan

- III. Plan Classifications, 2. Residential Land Use, a. Low Density Residential (LDR) – The objective of this designation is to provide a wide range of housing types and styles, while allowing for an overall density of up to 4.4 units per acre
- b. High Density Residential (HDR) – The objective of this designation is to provide multi-family housing of different types while maintaining an overall density of up to 21.8 units to the acre



Land Use (cont.)

- Newberg Urban Area Growth Management Agreement
 - V. Urban Services, d. Service Expansion Plans – City to share updated utility plans for services within UGB with Yamhill County
- Comprehensive Plan Designations:
 - 1208 NE Chehalem Drive – HDR
 - 1650 NE Chehalem Drive – LDR



Current Status

- There are seven known water associations/districts served by meters
- The number of current accounts served by the water associations/districts is unknown
- Number or properties connected to group customer lines is also unknown
- Number of connections since 1989 is unknown
- The City has not entered into a single agreement with ANY group customer or district
- There are 81 private customers (not associations/districts) served by the City outside of the City limits
- The hardships that have been granted by the Council have not been reviewed to determine if any of the conditions have been triggered



Current Issues

- 1208 NE Chehalem Drive
 - NW Newberg Water Association
 - Currently undeveloped – wants to add an additional water services to serve a new structure
 - Would like a water connection
 - Hardship criteria not applicable
 - **WOULD NOT QUALIFY AS HARDSHIP**



Vicinity of 1208 NE Chehalem Dr



Current Issues

- 1650 NE Chehalem Drive
 - Chehalem Valley Water Association
 - Has a house (built after 1988)
 - Existing well is going dry– the property owners have exhausted all measures to rehabilitate the well
 - Has requested a hardship to connect to a group line – MEETS THE INTENT OF HARDSHIP
 - HARDSHIP CRITERIA NOT APPLICABLE



WHERE DO WE GO FROM HERE?

- ➡ The Council should not entertain hardship requests to group customer lines per the Code.
- ➡ We need additional information from the current status list in order to develop a recommendation on the policy direction.